



# Fremont Sanitation District

107 Berry Parkway Cañon City, CO 81212-3900  
(719) 269-9050

**To:** All Potential Respondents  
**From:** Fremont Sanitation District  
**Date:** March 25, 2025  
**Re:** Addendum No. 3, RFP 2025-06  
(Boiler System and Air Handling Unit-3 Replacement Project)

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This Addendum No.3 shall become fully a part of the above-named Request for Proposal as if therein included and shall take full and complete precedence over anything contained to the contrary.

**ACKNOWLEDGMENT:** Each Proposal shall indicate acknowledgment of receipt of the addendum by signing and submitting the Addenda Receipt page (Section 4.9) with the Proposal.

Each Vendor shall be responsible for reading every item on this addendum to ascertain to what extent and in what manner it affects the proposed Work. No attempt is made to list these addendum items in any special order. The result of this addendum will affect the RFP due date as follows:

**NO CHANGE TO DUE DATE: Monday, March 31, 2025 at 4:00 PM**

**The following are Responses (R) to Questions (Q) from the Mandatory Pre-Proposal Site Visit held March 11 2025, follow up questions that were due March 17, 2025, and additional clarifications and revisions from Fremont Sanitation District:**

**1. General RFP Question**

**Q:** Please provide any pertinent as-builts for the mechanical room and the roof, if available.

*R: Fremont Sanitation District (FSD) does not have as-builts available for the mechanical room or roof. The District can make the site available for additional inspection prior to the RFP due date to all prospective vendors or their subcontractor(s). Attendance for additional site inspections is optional and is not mandatory, but a mutually agreed upon appointment is necessary. Appointments can be set by contacting Toby Ormandy at 719-924-0409. Any vendors or their potential sub-contractors will be required to sign in with current contact information. Fremont Sanitation District staff will be available to support additional inspections but since the published question and answer period has passed, staff will not be available for questions to ensure that all vendors have access to the full record of issues and concerns discussed regarding this RFP. (Note: FSD Plant has both a doorbell and an intercom in the reception area of the office. Picking up the phone activates the intercom throughout the plant and will summon somebody to the front to provide access.)*



2. Additional Clarification and Revisions to Sections 3.1 and 4.7

Q: What is the efficiency requirement for the boiler?

*R: Please provide a proposal for an 85% efficiency boiler that meets the minimum required code standards. In addition, Vendors shall also provide alternative pricing (a proposal alternative) for a certified high efficiency energy star boiler. The written proposal shall address each option and provide the following information for each option including but not limited to: efficiency rating, warranty, life expectancy, average cost for operation. Provide detailed specifications and performance data for the proposed equipment. A revised pricing sheet (Section 4.7-page 12 of 18) has been attached to this written addendum. Please ensure to use this updated pricing sheet with the Proposal Response (as required in Section 4.7 of the Request for Proposal).*

*Please also refer to Response to Question #5 concerning considerations for project award.*

3. Additional Clarification

Q: Will there be a bid opening?

*R: All proposals must be received by FSD at its Service Center, located at 107 Berry Parkway, Cañon City, CO 81212, by 4:00 pm local time, March 31, 2025. At that time, the proposals will be opened and vendor name and proposal amount(s) will be read. This "bid opening" is open to the public and any vendors are welcome to attend and a bid tab will be posted to the project website.*

4. Additional Clarification

Q: How will the RFPs be evaluated?

*R: All responsible and responsive proposal submissions will undergo extensive review and evaluation by the District. Please refer the RFP for further information regarding Proposal Evaluation and Selection.*

5. Additional Clarification

Q: How will the project be awarded?

*R: This project is a request for proposals, the award is not based upon low bid but will be based upon best value. Fremont Sanitation District is looking for a Contractor to develop a thorough plan for this project. The contract award will be made to the responsible proposer that represents the best value to the District by optimizing quality, cost, efficiency, and ease of maintenance and therefore is determined to be the most advantageous to the District, taking into consideration the price and such other factors or criteria that are set forth in this RFP. The Contractor shall use their industry knowledge to propose durable, quality, energy efficient, and cost efficient equipment for installation that will meet or exceed code requirements and such other factors or criteria that are set forth in the RFP. Please refer to the RFP for further information regarding Proposal Evaluation and Selection.*



**6. Additional Clarification**

Q: When will the project be awarded?

*R: The proposals are due March 31, 2025. The proposals will be reviewed, and it is anticipated that a recommendation concerning the project will be considered at the April 15, 2025 Board of Director's meeting.*

**7. Additional Clarification**

Q: Do you have a proprietary control contract?

*R: FSD has used Johnson Controls, however there is not an exclusive agreement with Johnson Controls.*

**8. Additional Clarification**

Q: Are recirculation pumps and expansion tanks to be replaced with the boiler?

*R: The response to the request for proposal shall include the replacement of the entire boiler system including but not limited to the boiler, expansion tanks, recirculation pumps, etc.*

**9. Additional Clarification**

Q: The existing boiler is a two-stage boiler not a duplex boiler as described in the RFP, does FSD require a duplex boiler?

*R: A duplex boiler is not required. As specified in the RFP, the vendor shall proposed best available current technology for the proposed boiler system that provides durable, quality, energy efficient, and cost efficient equipment for installation. Please also refer to Response to Question #2.*

**Additional Clarification**

Q: What controls the baseboard heat?

*R: It appears that the baseboard heat controlled by an outside probe labeled "baseboard".*

**10. Additional Clarification**

Q: Is an emergency off switch for the boiler required?

*R: FSD understands that an emergency off switch for the boiler is a code requirement, thus the proposal should include a provision for an emergency off switch.*

**11. Additional Clarification**

Q: Is there an approved location for crane placement?



*R: The designated space for the crane placement shall be on asphalt pavement within FSD property.*

## 12. Additional Clarification

Q: Should the crane be included in the proposal or will FSD be procuring the crane separately?

*R: All appropriate crane, rigging, and lifts, etc. needed for installation and removals shall be included in the contract and will not be paid for separately.*

## 13. Additional Clarification

Q: Can the existing curb adaptor be used for the new air handling unit?

*R: FSD is not requiring a new curb adaptor, but each proposal should address whether a new curb adaptor is being installed with the proposed unit. If the vendor is proposing to use the existing curb adaptor, the proposal should address the condition of and the approach for reuse of the existing curb adaptor.*

## 14. Additional Clarification

Q: Which entity will be permitting/inspecting the project for code conformance?

*R: This building is located in unincorporated Fremont County. FSD is aware that there are specific state requirements for boiler system replacement that may apply to this project, and there may be other federal, state and local requirements for both the air handling unit and the boiler system. As such, the RFP includes a requirement that the Vendor shall have or obtain all necessary permits, licenses, certifications and insurance required before commencing the work. Vendor shall be responsible to pay all costs for permits, licenses, certifications, fees, inspections and insurance which may be required to perform the work required. All costs to apply and comply with associated permit(s) shall be included in the contract and shall not be paid for separately*

## 15. Additional Requirement

*The successful vendor shall also assist FSD in identifying and preparing documents required to obtain any available rebates or incentives related to this project. This work shall be included in the cost of the project but shall not be paid for separately.*

**All terms and conditions of the original Request for Proposal (RFP) shall remain unchanged and the subsequent proposals received as a result of this solicitation shall be opened and evaluated in accordance with those terms and conditions. Please sign the acknowledgement of addenda receipt page (Section 4.9 of the RFP) and return it with your proposal. Failure to acknowledge this addendum in writing may be cause for rejection of your Proposal. Any questions regarding this RFP Addendum should be directed in writing to Toby Ormandy, Plant Superintendent at [rfp@fsd.co](mailto:rfp@fsd.co).**

**END OF ADDENDUM NO. 3**

## 4.7 Submittals (Pricing)

(Vendor **must** complete this page and submit with Proposal)

All Vendors submitting Proposals to the District for this Boiler System and AHU-3 Replacement Project must complete and submit the following Project line-item cost breakdown as part of their Proposal. Training and technical support shall be included in each line item and not paid for separately. All prices submitted must be honored and valid for 90 (ninety) calendar days subsequent to the date Proposals are due.

<b>PROPOSAL</b>	
<b><u>DESCRIPTION</u></b>	<b><u>PRICE</u></b>
All equipment, materials, labor, training, technical support, and cleanup necessary to remove, replace, fabricate, and install a new Air Handling Unit to replace AHU-3 according to the requirements stipulated in this RFP 2025-06.	\$
All equipment, materials, labor, training, technical support, and cleanup necessary to remove, replace, fabricate, and install a new Boiler System <b>(85% Efficient)</b> to replace the existing Boiler System according to the requirements stipulated in this RFP 2025-06	\$
<b>TOTAL:</b>	\$

The aggregate sum (TOTAL) in the table above should reflect Vendor's all-inclusive total cost of the Project as stated on the line below. If the Project's total cost in the table above is not in agreement with the written figures below, the lesser of the two Project cost totals shall prevail and serve as the official Proposal cost quote for Vendor's Proposal.

\_\_\_\_\_ \$ \_\_\_\_\_

Project Total Cost (Words) (Figures)

<b>PROPOSAL (ALTERNATIVE)</b>	
<b><u>DESCRIPTION</u></b>	<b><u>PRICE</u></b>
All equipment, materials, labor, training, technical support, and cleanup necessary to remove, replace, fabricate, and install a new Air Handling Unit to replace AHU-3 according to the requirements stipulated in this RFP 2025-06.	\$
All equipment, materials, labor, training, technical support, and cleanup necessary to remove, replace, fabricate, and install a new Boiler System <b>(Certified High Efficiency Energy Star)</b> to replace the existing Boiler System according to the requirements stipulated in this RFP 2025-06	\$
<b>TOTAL:</b>	\$

The aggregate sum (TOTAL) in the table above should reflect Vendor's all-inclusive total cost of the Project as stated on the line below. If the Project's total cost in the table above is not in agreement with the written figures below, the lesser of the two Project cost totals shall prevail and serve as the official Proposal cost quote for Vendor's Proposal.

\_\_\_\_\_ \$ \_\_\_\_\_

Alternative Project Total Cost (Words) (Figures)

\_\_\_\_\_  
(Signature): Vendor or Authorized Representative